

## **2006 Newport Historic Preservation Award Winners**

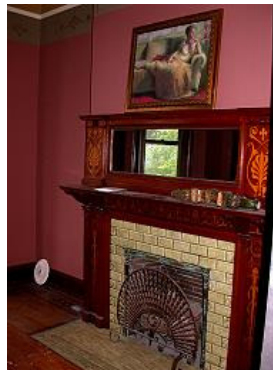
### **1102 Park Avenue**

Roger and Donna Weddle  
Project Excellence

The Charles Wiedemann House was built ca. 1893-1895 for Agnes Rohmann Wiedemann, the widow of George Wiedemann, Sr., founder of the George Wiedemann Brewing Company. It was occupied by Charles Wiedemann, his eldest son and business successor for almost three decades after the turn of the century. The home is attributed to the architectural firm of Samuel Hannaford & Sons. The property was purchased in the 1950s by the Diocese of Covington, as a residence for Bishop William T. Mulloy. Roger and Donna Weddle purchased the property in late 2004 from a subsequent owner. They have been rehabilitating it into their home and four corporate suites ever since.



The Weddles transformed the upstairs hall, billiard room, ballroom, and servants' quarters into their personal living space. In the ballroom, the ceiling had been dropped, and panels added with the 12 Stations of the Cross during the Diocese's tenure. The next owner installed mirrors and a small stage. When the ceiling was raised, it was found that the structural support joists had been sawed into pieces. The joists are now a decorative feature, and Donna stained the new ones so that they blend with the old.



The suites will occupy the 2nd floor, and the first floor retains its formal hall plan. An elevator was added to the rear of the entrance hall. The door and decorative wood paneling were removed for that installation. All pieces were labeled for storage, and are being reinstalled to conceal the elevator. While the main living area will remain virtually as it was built, the kitchen, which was altered during the Diocese's tenure, was completely renovated. The original tin

ceiling was retained and stripped, and then hand painted by Donna. Donna in fact performs all of the decorative painting and stenciling in the home. Many designs have been uncovered. Paul Blasing recreated an original stencil pattern found in the entry hall, and Donna then did the stenciling. A second floor bedroom houses the remnants of an Art Nouveau rose motif that will be retained in situ. Paul also made a mold of the cornice in the smoking room, to be replicated to replace a missing piece destroyed decades ago by ductwork.

### **726 Overton Street**

Tony Ancona  
Residential Rehabilitation

This rehabilitation was performed by Ancona Construction. The Italianate was purchased as a two-family in late 2004 and work began immediately to rehabilitate it back to a single-family home. The most noticeable exterior change was a fresh coat of paint. A stolen front gate was replaced, and the entry door restored. Deteriorated interior trim was replicated to match, and all of the original fireplace mantles were cleaned and refinished. Also restored were the commanding 9' arch top windows in the front room. Covered in years of dirt and layers of paint the staircase elements, including the treads, spindles and railing were stripped and refinished. Missing elements were replicated to match. The staircase itself took 160 hours to complete.



### **815 York Street**

Lisa Mikonis  
Preservation-in-Progress

Lisa Mikonis purchased this Queen Anne in 2004 as a three-family, and has converted it back to a single-family. The home is located in the York Street National Register Historic District, but is not located in a local district. However, Lisa has performed all work so that it would comply with any design review guidelines. The home is full of original woodwork, pocket doors, fretwork and stained glass. There are 5 fireplaces, all with mantles and inserts intact. Most of the woodwork was not painted, but it was sanded down and refinished. Notably, Lisa has kept the house very original and endeavored to return it to its original layout. Even the master bath is the original, modest bathroom. The kitchen is all new, as it had been severely altered during its tenure as a rental property, but details keep true to the architecture of the home.



There was a lot of paneling and wallpaper in the home that needed to be removed. The rear staircase had been eliminated by the previous owner for a bathroom in the downstairs apartment. The owner found stair builders, but finding someone to install proved challenging. However, the results are fabulous, and the staircase looks as if it has always been there. The third floor is currently under renovation, with new arched glass for the Palladian window in the gable. On the exterior, missing trim pieces at the cornice were replicated to match, and painted to bring out the house's intricate details. New redwood balusters have arrived to replace the non-original iron porch railing. In the plans for the exterior are for the entry door to be stripped and refinished and the porch gutter repaired.

### **641 Linden Avenue**

Patrick & Emily Anderson  
Residential Rehabilitation

Patrick and Emily Anderson purchased this ca. 1905 Linden Avenue bungalow in April 2005, but didn't move in until right before Christmas. That is because they had been busy those months renovating the home. The majority of the work is now complete. On the first story, the ceilings had been lowered, and were raised back to their original height, and an altered wall was returned to its original configuration. A fireplace was returned to the living room where it had been removed, and a new fireplace was added to the master bedroom. Wallpaper was stripped, and all walls painted. The hardwood floors were refinished, and woodwork stripped of white paint and refinished. The double-hung and stained glass windows were restored. The kitchen was enlarged with a sympathetic rear addition. A rear façade bay already existed, and they utilized this in their new design. The kitchen's window trim was replicated to match that in the rest of the home.



Congratulations, Emily & Patrick.

**558 E. Fourth Street**

Eric and Tiffany Drumm

Façade Restoration

This 1890 Queen Anne had been sheathed in dull beige asbestos siding for decades. Then in early 2004 came Eric and Tiffany Drumm, who envisioned what might lie beneath. In June 2005 they commenced removal of the siding. While luckily most of the trim pieces were present and still exposed, removal of the siding revealed ghostlines of decorative details that had been hidden for years. These details were replicated and reinstalled, along with the missing corner boards and drip ledge that had been sacrificed for the asbestos installation. The owners performed all of the carpentry and painting themselves, and the transformation is wonderful. They intend to complete the porch painting soon, and then will turn to repair of the porch flooring.



**825 Overton Street**

Chad Reynolds

Adaptive Re-use

Built by the First Spiritualist Church, this church was used by several congregations and church-related organizations in the past century. Sold to the Catholic Foresters in the 1950s and utilized most recently by New Life Ministries Outreach, this early 20<sup>th</sup>-century Colonial Revival inspired frame church was purchased in 2004 by the current owner for conversion to a single-family

residence. Chad has retained the exterior and interior integrity of the building, utilizing the rooms off the entry hall as bedrooms, a bath and a sitting room. Most significantly, the worship space was left open for use as a unique living room. The altar has been converted to a kitchen and eating area. The choir loft now houses the master bedroom and bath.



Some of the interior woodwork was painted, but all was stripped and refinished. The choir loft staircase took three people 6 weeks to complete. The windows, including all of the lancet arches, are being restored. The floor, although covered with indoor/outdoor carpeting, was in remarkably good condition. The carpet adhesive was removed, and six small areas where the radiators had been installed perpendicular rather than parallel to the walls needed repair. Otherwise, it looks brand new. To further the church character and motif, the owner has incorporated religiously themed decorations throughout the property. These include church banners found in the basement, retention of the choir loft railing, and a unique tiled access door that replaced a steel one. While interior work was of primary importance to help alleviate rather inhospitable living conditions, exterior work has already begun. Roof and gutter repair are being completed in order to prep the exterior of the building for painting in the coming months. Restoration of the ornate fence and landscaping are also planned.